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MRB
7/2/13

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Cortona Hills Homeowners Association of Tallahassee, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Ann Black
Name (Printed or typed)

Smith & Thompson
Address

3520 T-ville Rd, 4th Fl
City, State & Zip

893-4105
Daytime Telephone number

jwilson@homesbypremier.com
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

**ARTICLES OF INCORPORATION
OF
CORTONA HILLS HOMEOWNERS ASSOCIATION OF TALLAHASSEE, INC.**

I

The Name of the corporation shall be **CORTONA HILLS HOMEOWNERS ASSOCIATION OF TALLAAHSSEE, INC.**

II

The duration of the corporation shall be perpetual.

III

The purpose for which the corporation is organized is to provide for the preservation of the values, amenities, attractiveness and desirability of real property known as **CORTONA HILLS** located in Leon County Florida.

IV

The principal office of the corporation shall be located at 4708 Capital Circle NW, Tallahassee, Florida 32303.

V

The initial board of directors shall be four in number. Their names and addresses are as follows:

Jason Ghazvini

4708 Capital Circle NW
Tallahassee, Florida 32303

Behzad Ghazvini

4708 Capital Circle NW
Tallahassee, Florida 32303

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Tom Asbury

4708 Capital Circle NW
Tallahassee, Florida 32303

VI

The manner of election of directors is referred to in the Bylaws.

VIII

The name and address of the incorporator is Behzad Ghazvini, 4708 Capital Circle NW, Tallahassee, Florida 32303.

IX

The name of the initial registered agent of the corporation is Behzad Ghazvini, 4708 Capital Circle NW, Tallahassee, Florida 32303

X

Every person that is a record owner of a lot in **CORTONA HILLS** shall be a member of the Association. Membership is appurtenant to and may not be separated from ownership of any lot.

XI

In the event of dissolution of the corporation, the assets shall be dedicated to a public body or conveyed to a non profit organization with similar purposes.

XII

As long as there is Class B membership, the following actions will require the prior approval of FHA or VA: annexation of additional properties, mergers and consolidations, mortgaging of common area, dedication of common area, dissolution and amendment of these articles.

XIII

The Articles may be amended by the vote of at least 2/3 of the members.


BEHZAD GHAZVINI

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TALLAHASSEE, FLORIDA

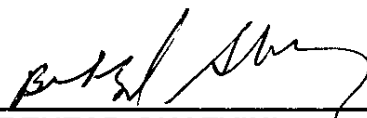
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT WITH WHOM PROCESS MAY BE SERVED.

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

First—that **CORTONA HILLS HOMEOWNERS ASSOCIATION OF TALLAHASSEE, INC.** desiring to organize under the laws of the State of Florida with its principal office indicated in the articles of incorporation in the City of Tallahassee, County of Leon, State of Florida, has named Behzad Ghazvini, 4708 Capital Circle NW, Tallahassee, Florida 32303 as its agent to accept service of process within this state.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above corporation, at the place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provision of said Act relative to being available at said location.


BEHZAD GHAZVINI

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TALLAHASSEE, FLORIDA
SECRETARY OF STATE